

Construction Quality Management for Contractors

09/04/16

CQM is the performance of tasks which ensure that construction is performed according to plans and specifications, on time and within a defined budget

**The benefits to the Government are many but can be summarized as getting
“ Getting Our Money’s Worth.”**

The benefits to the Contractor are Satisfactory Performance, Profit, Better Communication, Planning and Increased Production.



QC Organization



By the Contract, the responsibility for Quality is vested in the Contractor.

Provide a QC Manager at the work site to implement and manage the QC program.

**Designate an Alternate for the QC Manager
Assistant to the QC manager
QC Specialist(s)
Submittal Reviewer(s)**



Qualifications



In order to qualify for the position of QC Manager, the individual proposed must have a minimum number of years combined experience in the following positions:

- **Superintendent**
- **QC manager**
- **Project manager**
- **Project engineer**
- **Construction manager**

Qualifications



In addition to Experience, the Contract may require the QCM to be a graduate of a four year accredited college or university program in:

- **Architecture**
- **Construction management**
- **Engineering Technology**
- **Building Construction**
- **Engineering**
- **Building Science**



Training

In addition to experience and education requirements, the QC Manager shall have completed the course entitled

“Construction Quality Management for Contractors”

If the QC Manager does not have current certification, they shall obtain the certification within 90 days of award.



Training



One Day Course offered by the Naval Facilities Engineering Command and the Army Corps of Engineers

**The Maryland Chapter, Associated General Contractors (AGC)
1301 York Road, Suite 202
Lutherville, MD 20193
Point of Contact: Calvin Coblentz
(410) 321-7870**

**Course Schedule: 14 October 2004
09 December 2004**

Cost: \$135.00

Training



One Day Course offered by the Naval Facilities Engineering Command and the Army Corps of Engineers

The Virginia Chapter, Associated Builders and Contractors (ABC)

14120 Parke Long Court, Suite 111

Chantilly, VA 20151

Point of Contact: Reenie Nichols

(703) 968-6205

Course Schedule: 09 September 2004

18 November 2004

Cost: \$135.00

Training



The One Day Course alternates between the two training sites and is normally scheduled for the second Thursday of each month.

After the successful completion of the course the students receives a certificate that is good for 5



Training



The purpose of the course is to familiarize all Quality Management personnel with Construction Quality Management policies, requirements and procedures.

Topics covered during the course:

- **Terms & Definitions**
- **Overview of the QC Plan**
- **QC Responsibilities**
- **QA Responsibilities**
- **Reports/Documentation**

**The course is facilitated by instructors from the Army Corps of Engineers, North Atlantic Division, Baltimore District,
and
Naval Facilities Engineer Command,
NAVFAC Washington**

Three Phases of Control



“Control” versus “Inspection”

Control is a continual system of planning future activities. Inspection is the process by which ongoing and completed work is examined.

Inspection is ongoing, or “after the fact,” while control is “preventive”.

The Three Phases of Control are the core of the Construction Quality Management System.

- Preparatory Phase**
- Initial Phase**
- Follow-up Phase**

Three Phases of Control



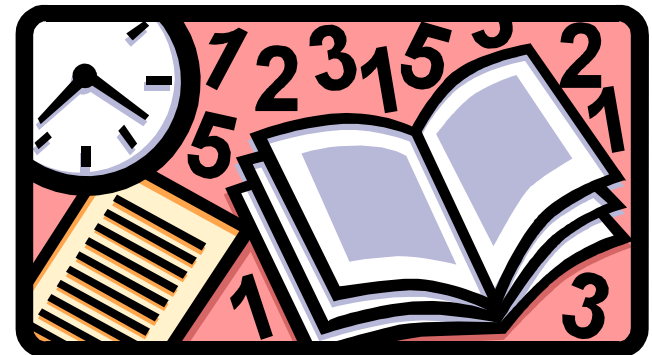
- **PREPARATORY PHASE** - performed prior to beginning work on each definable feature of work
- **INITIAL PHASE** - accomplished at the beginning of a definable feature of work
- **FOLLOW UP PHASE** - daily checks to assure continuing compliance with contract requirements

Quality Control Report



The Contractor must maintain a current and complete record of on-site and off-site QC program operations and activities.

The QC Manager must submit the daily QC reports by the morning of the following working day.



Completion of Work



Completion inspections

The contract specification section 01450 outlines completion procedures.

- **PUNCH -OUT INSPECTION:** - performed by the Contractor to develop a punch list of items which do not conform to specifications
- **PRE-FINAL INSPECTION:** - performed by the Government to verify the facility is complete and ready to occupy
- **FINAL ACCEPTANCE INSPECTION:** - all the work performed under the Contract will be complete and acceptable by the date scheduled for the final acceptance inspection

Notification of Non-Compliance



The Contracting Officer will notify the Contractor of any detected non-compliance with the foregoing requirements. The Contractor shall take immediate corrective action after receipt of such notice. Such notice, when delivered to the Contractor at the work site, shall be deemed sufficient for the purpose of notification. If the Contractor fails or refuses to comply promptly, the Contracting Officer may issue an order stopping all or part of the work until satisfactory corrective action has been taken. No part of the time lost due to such stop orders shall be made the subject of claim for extension of time for excess costs or damages by the Contractor.

Evaluations are required:

- **All contracts and task orders of \$100,000.**
- **All contracts over \$10,000 that are terminated for default.**

Performance information is collected in the Construction Contractor Appraisal Support System (CCASS). The U.S. Army Corps of Engineers, Portland District. Maintains the CCASS database.

The evaluations are maintained in the CCASS database for six years. However, only performance evaluations entered in the past three years will be used in evaluating contractors for potential new Navy contract awards under the source selection process and responsibility determinations.

Interim Evaluations

- **Performed any time up to the completion date of the contract**

Final Evaluations

- **Within 60 days after the facility Beneficial Occupancy Date (BOD)**

Interim evaluations are superseded by final evaluations and will be removed from the database 60 days after BOD.

The final evaluation should not be a surprise to the contractor. Two-way communication between the Government and the Contractor on performance, quality, timeliness and safety should be carried out regularly, and in a partnership atmosphere, with mutual confidence and respect.

